

Canolfan Adnoddau Ty Luke O'Connor
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Wrexham
LL13 8QT



Luke O'Connor House Resource Centre
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23rd July 2026

Dear Councillor,

You are summoned to attend the Planning and Environment Committee meeting at 7pm Thursday 30th July 2026 at **Luke O'Connor House**, 21 Barter Court, Wrexham, LL13 7QT and remotely by Zoom.

Please request the Zoom link by contacting the following email address.

deputyclerk@offa-cc.gov.uk

or telephone 01978 291562

AGENDA

- 1: To receive and consider apologies for absence.
2. To receive declarations of Members' interests.
3. To approve and sign the minutes of the Planning meeting held on Thursday 2nd July 2026.
4. Matters arising

Responses from WCBC to our previous representations:

A: withdrawal of the Local Development Plan

B: refuse bins left permanently on Bridge Street near Burton Buildings, and across the town centre, in particular at the Gates at the entrance to the Parish Church from Church Street.

C: Trees in Fairy Road and Salisbury Road Conservation Areas:

D: **Premises Licensing Application** - Padel Point, Felin Puleston - Sale of Alcohol, Monday to Sunday 12.00 – 23.00 and Indoor Sporting Events, Monday to Sunday, 07.00 to 23.00.

And also

E: **Correspondence from the Developers of the proposed development at Roxburgh House**, for 30 apartments on the 2nd and 3rd floors, regarding Offa CC's objection to the proposal agreed at the December Planning Committee meeting.

5. Public Session

A period not exceeding 12 minutes for Members of the Public to ask questions or submit comments.

6. To consider the following Planning Applications:

Application No 1: P/2026/0308

PROPOSAL: REMOVAL OF CONSERVATORIES AND ERECTION OF REAR, FRONT AND SIDE EXTENSIONS INCLUDING TERRACE TO REAR

LOCATION: 2 GREEN PARK, WREXHAM, LL13 7YE

An amended plan has been submitted to the Planning Department - 14 day consultation from 16.7.2026

Application No 2: P/2026/0415

PROPOSAL: CHANGE OF USE OF PART OF GROUND FLOOR, FIRST AND SECOND FLOORS OF BUILDING TO 6 FLATS

LOCATION: 56 PEN Y BRYN, WREXHAM, LL13 7HY

APPLICATION No 3: P/2026/0419

Historic Environment (Wales) Act 2023

PROPOSAL: LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

LOCATION: 25-28 HIGH STREET, WREXHAM, LL13 8HY

Application No 4: P/2026/0423

PROPOSAL: CHANGE OF USE OF EXISTING CHAPEL BUILDING INTO 8 NO CARE HOME BEDROOMS (CLASS C2 - RESIDENTIAL INSTITUTIONS) INCLUDING LINK EXTENSION PROVIDING DAY ROOM AND ANCILLARY ROOMS

LOCATION: HILLBURY HOUSE, 2 HILLBURY ROAD, WREXHAM, LL13 7ET

Application No 5: P/2026/0433

PROPOSAL: INSTALLATION OF SOLAR PANELS

LOCATION: POPLAR HOUSE, MADEIRA HILL, WREXHAM, LL13 7HD44

Application No 6: P/2026/0449

PROPOSAL: LISTED BUILDING CONSENT FOR INSTALLATION OF SOLAR PANELS

LOCATION: POPLAR HOUSE, MADEIRA HILL, WREXHAM, LL13 7HD

7: Correspondence from the Planning Inspectorate (PEDW) regarding the proposed Inquiry into the non-determination by WCBC of Planning Application P/2023/0593 for:

“residential development of up to 1450 dwellings, plus associated roads, open space, community facilities and a site for a primary school and a wastewater treatment plant (if required)” - at Lower Berse Farm, Ruthin Road, Wrexham

to be held at the Guildhall, Wrexham from 22 – 25 September 2026

(Details sent out by e-mail to all Members by the Chair on July 22nd., which includes a copy of the OBJECTION submitted by Offa Community Council in October 2023.

8. To consider the following Member Items: -

NONE

9. To note the date of the next **Planning Committee** meeting, which will be held at **7pm, on Thursday 3rd. September. 2026, at Luke O'Connor House.**